

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION.**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 41D is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be, and hereby is, amended by:

1. That Map No. 1 "Property Map" is hereby modified by subdividing Parcel 41D to form an additional Parcel 41E.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.





MEMORANDUM

OCTOBER 26, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END RENEWAL AREA, PROJECT NO. MASS R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN OF PARCEL 41D, LOCATED AT THE CORNER OF PIKE
AND FELLOWS STREETS

SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan: (1) by subdividing Parcel 41D to form an additional Parcel 41E; and (2) by authorizing the Director to proclaim by certificate this Minor Modification.

Parcel 41D, consisting of approximately 11,318 square feet of vacant land, is located at the corner of Pike and Fellows Streets in the South End Urban Renewal Area, Project No. Mass. R-56.

Section 602 of the South End Urban Renewal Plan calls for Parcel 41D to be developed for light industrial and parking uses. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the Plan.

On March 18, 1982, Stride Rite Corporation of 5 Cambridge Center, Cambridge, was finally designated as redeveloper of Parcel 41D, consisting of about 11,318 square feet of vacant land, for the purpose of developing Parcel 41D for parking, truck storage and landscaping.

On April 23, 1987, the final designation of Stride Rite Corporation as redeveloper of Parcel 41D was modified and the parcel was reduced to approximately 7,002 square feet of vacant land. The remaining land area consisted of 4,316 square feet of vacant land. Subsequently, Parcel 41E was created and contained 4,316 square feet of vacant land.

Subsequently, on May 21, 1987, Patrick Cibotti d/b/a Boston Body Works, Inc. was granted tentative designation as redeveloper of Parcel 41E, consisting of about 4,316 square feet of vacant land for the purpose of providing off-street parking for his business at 839 Albany Street.

Now, Patrick Cibotti has requested an enlarged parcel for additional parking spaces to accommodate his expanding business. It is proposed that 1309 square feet be added to existing Parcel 41E to enlarge the parcel to 5,625 square feet.

To proceed with this plan, it is recommended that Parcel 41D be reduced by 1309 square feet, leaving a parcel of 5,693 square feet, and that the 1309 square feet be added to Parcel 41E creating a parcel totalling 5,625 square feet.

In a separate memorandum submitted at this Board meeting, the Authority is being requested to grant final designation to Patrick Cibotti d/b/a Boston Body Works, Inc. as redeveloper of Parcel 41E, consisting of approximately 5,625 square feet of vacant land.

The new plan has the support of Stride Rite Corporation and the United Neighbors of Lower Roxbury. The proposed development will not impede the development of Stride Rite Corporation on the revised Parcel 41D.

It is, therefore, recommended that the Authority adopt the attached resolution modifying the South End Renewal Plan by subdividing Parcel 41D to form Parcel 41E. Furthermore, it is recommended that the Director be authorized to proclaim by certificate this minor modification.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not, substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the Plan.

An appropriate Resolution is attached.

MF/cah/9/27